

Item # \_\_\_\_\_

Prepared by: Gloria Kelly  
Shelby County Land Bank

Commissioner \_\_\_\_\_

Approved by: \_\_\_\_\_  
County Attorney

**RESOLUTION APPROVING THE SALE OF FIFTEEN (15) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0007, 097.4, 0204, 0205, AND 0206, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$18,200.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.**

---

**WHEREAS,** Shelby County has acquired FIFTEEN (15) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0007, 097.4, 0204, 0205 and 0206, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

**WHEREAS,** Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

**WHEREAS,** The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

**WHEREAS,** It is deemed to be in the best interest of Shelby County to sell said FIFTEEN (15) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE,** That the sale of the aforementioned FIFTEEN (15) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0007, 097.4, 0204, 0205 and 0206, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$18,200.00, be and the same is hereby approved.

**BE IT FURTHER RESOLVED,** That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

**BE IT FURTHER RESOLVED,** That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

\_\_\_\_\_  
A C Wharton, Jr., County Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of County Commission

ADOPTED \_\_\_\_\_

## **SUMMARY SHEET**

### **I. Description of Item**

A Resolution approving the sale of FIFTEEN (15) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0007, 097.4, 0204, 0205 and 0206. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these FIFTEEN (15) Delinquent Tax Parcels be approved.

### **II. Source and Amount of Funding**

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

### **III. Contract Items**

Offer to Purchase

Quit Claim Deeds

### **IV. Additional Information Relevant to Approval of this Item**

EXHIBIT “A”									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
2907	97.4	02910000000180	774 Hilton St. 40’ x 100’	R-D	\$1,968.11	Marcellus Hunt	\$1,700.00	\$1,700.00 Vacant Lot	Investment Property
5514	7	060107000000560	LaPaloma St. 184’ x 122’	R-2	\$520.97	Emanuel Webb, Jr.	\$900.00	\$900.00 Power Lines	Investment Property
12018	0204	0720220D0000080	3067 St. Denis Pl. N/A	R-TH	\$8,093.70	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12019	0204	0720220D0000110	3068 St. Denis Pl. N/A	R-TH	\$8,339.35	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12020	0206	0720220D0000120	3066 St. Denis Pl. N/A	R-TH	\$4,450.11	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12022	0206	0720220D0000190	3044 St. Denis Pl. N/A	R-TH	\$4,288.98	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12024	0205	0720220D0000240	3045 St. Kitts Pl. N/A	R-TH	\$8,919.78	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12025	0206	0720220D0000250	3047 St. Kitts Pl. N/A	R-TH	\$4,374.54	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12026	0206	0720220D0000260	3049 St. Kitts Pl. N/A	R-TH	\$4,450.11	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12028	0205	0720220D0000290	3063 St. Kitts Pl. N/A	R-TH	\$8,919.78	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12029	0206	0720220D0000330	3073 St. Kitts Pl. N/A	R-TH	\$4,450.11	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12030	0205	0720220D0000340	3074 St. Kitts Pl. N/A	R-TH	\$8,919.78	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12031	0204	0720220D0000360	3068 St. Kitts Pl. N/A	R-TH	\$8,339.35	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12032	0206	0720220D0000370	3066 St. Kitts Pl. N/A	R-TH	\$7,202.20	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property
12033	0204	0720220D0000380	3064 St. Kitts Pl. N/A	R-TH	\$8,339.35	Range Line Neighborhood Community Development Corp.	\$2,500.00	\$1,200.00 Condo	Investment Property

15 Properties

Total \$18,200.00

# Ward 29



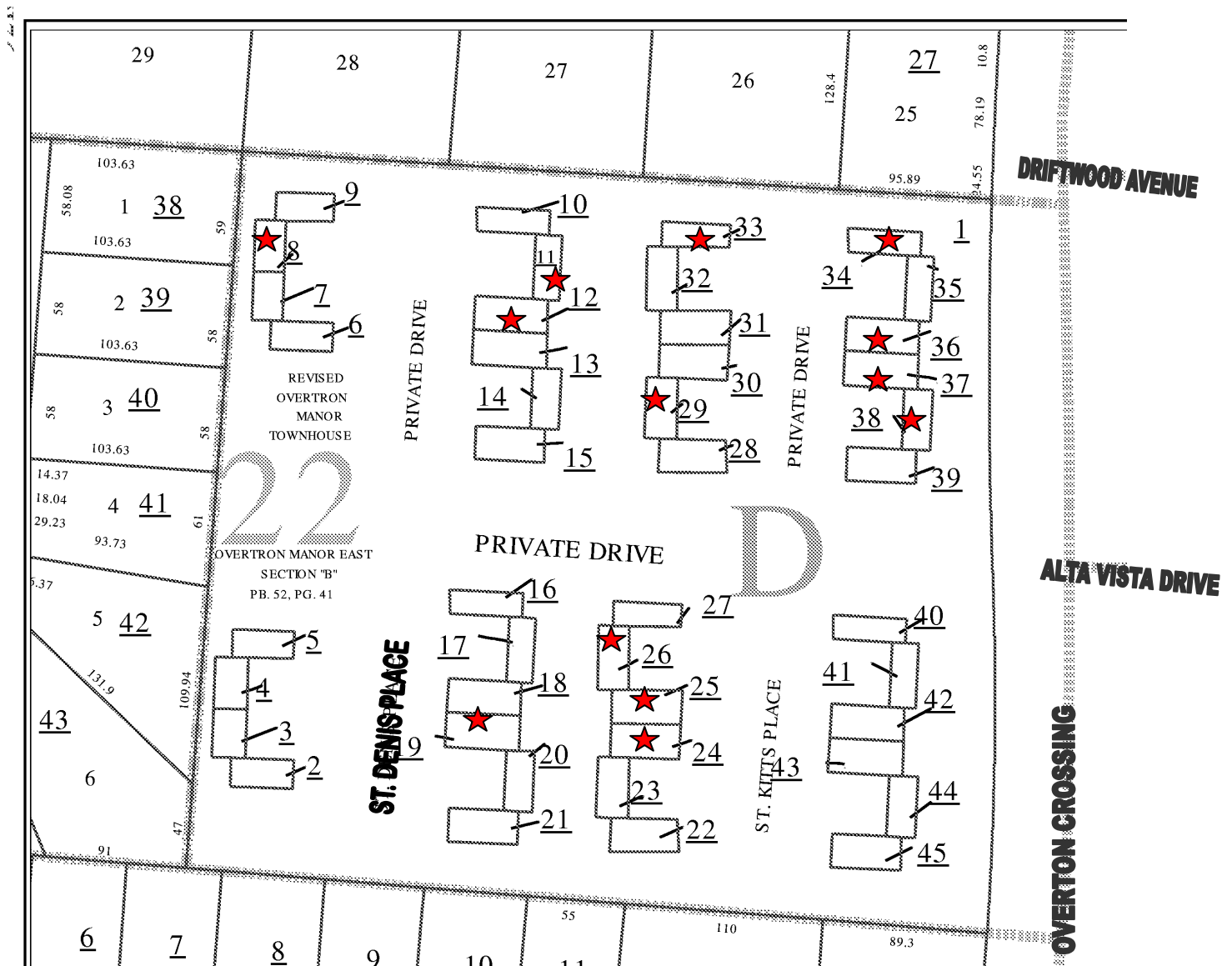
029 1000 0 00018 0

## Ward 60



**060 1070 0 00056 0**

# Ward 72



072 0220 D 00008 0, 072 0220 D 00011 0, 072 0220 D 00012 0, 072 0220 D 00019 0,  
 072 0220 D 00024 0, 072 0220 D 00025 0, 072 0220 D 00026 0, 072 0220 D 00029 0,  
 072 0220 D 00033 0, 072 0220 D 00034 0, 072 0220 D 00036 0, 072 0220 D 00037 0,  
 072 0220 D 00038 0.